

City Council Introduction: Monday, June 7, 2004  
**Joint Public Hearing of the Lincoln City Council  
and Lancaster County Board of Commissioners:**  
**Tuesday, June 15, 2004, 4:00 p.m.**

Bill No. 04R-129

## **FACTSHEET**

**TITLE:** COMPREHENSIVE PLAN AMENDMENT NO. 04003, by the Director of Planning at the request of Lincoln Public Schools, to include the 2003 Lincoln Public Schools Comprehensive District Master Plan as an approved component of the 2025 Lincoln/Lancaster County Comprehensive Plan.

**STAFF RECOMMENDATION:** Approval.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 05/19/04  
Administrative Action: 05/19/04

**RECOMMENDATION:** Approval (6-0: Carlson Marvin, Taylor, Carroll, Krieser and Bills-Strand voting 'yes'; Larson, Sunderman and Pearson absent).

### **FINDINGS OF FACT:**

1. The staff recommendation to **approve** this amendment is based upon the "Status/Description" and "Comprehensive Plan Implications" as set forth in the staff report on p.2-3, concluding that the LPS Comprehensive Plan District Master Plan is appropriate for inclusion in the Comprehensive Plan. The 10 year plan will serve as a guide to the City and to LPS as it annually develops renovation and construction plans. The LPS Master Plan, as an approved component of the Comprehensive Plan, will provide direction for future actions and serve as the basis for facilities planning and improvements.
2. Comments submitted by Parks and Recreation and Lincoln Water System are found on p.8-9.
3. The minutes of the Planning Commission are found on p.5.
4. There was no testimony in opposition.
5. On May 19, 2004, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend **approval**.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** June 1, 2004

**REVIEWED BY:** \_\_\_\_\_

**DATE:** June 1, 2004

**REFERENCE NUMBER:** FS\CC\2004\CPA.04003

## 2004 COMPREHENSIVE PLAN ANNUAL REVIEW

Comprehensive Plan Amendment No. 04003

April 28, 2004

### Lincoln Public Schools Comprehensive District Master Plan

Applicant	Location	Proposal
Lincoln Public Schools	City of Lincoln	Amend the Comprehensive Plan to include the 2003 Lincoln Public Schools Comprehensive District Master Plan as an approved component of the Comprehensive Plan.
<b>Recommendation:</b> Approval		

#### Status/Description

Since the adoption of the Lincoln-Lancaster County 2025 Comprehensive Plan in May 2002, Lincoln Public Schools (LPS) has initiated a public process to develop a 10 year facility master plan. This process began in the Fall of 2002, shortly after the adoption of the new Comprehensive Plan. The new Plan was used as a basis for determining the future service area of LPS and the potential increase in enrollment due to anticipated population growth. The Comprehensive Plan itself does not include student enrollment projections, but is based on an annual 1.5% population growth and an increase in the Lincoln population of over 103,000 persons from 2000 to 2025.

According to LPS, “the proposed long-range master plan for Lincoln Public Schools facilities and schools was developed by MGT of America Inc. and was presented to the Lincoln Board of Education on Tuesday, June 3<sup>rd</sup>, 2003. The report was created after holding several public forums in the community, as well as conducting extensive research at LPS. The proposed master plan includes suggestions for building new schools and making building renovations in the coming years.”

In general, the following are some of the recommendations/ conclusions of the LPS “Comprehensive District Master Plan” that are pertinent to the Lincoln/ Lancaster County Comprehensive Plan:

- Currently, without any additional growth, there is inadequate capacity in elementary and middle schools to serve the present enrollment (many schools still have portables)
- New schools and additions to the existing facilities will be needed to keep pace with continued growth in and around the City of Lincoln”
- Four new grade K-5 elementary schools be built in the next 10 years at 500 to 525 students per school
- Two new grade K-8 schools having a capacity of 250 students in the grades 6-8
- One new grade 9 -12 high school will be needed toward the end of the 10 year period
- New additions and renovations for several existing schools are proposed to maintain the facilities and provide adequate capacity

- Replacement of Arnold Elementary School with a new grade K-8 joint elementary/middle school facility – potentially incorporating a Parks & Recreation facility and a branch library, are also under consideration
- Some attendance boundaries should be adjusted to make efficient use of existing facilities, noting “care needs to be taken in order to balance the needs to efficiently utilize facilities along with meeting the needs of students”
- Provide for additional athletic facilities, in particular a new community wide facility similar to the Seacrest Activities Complex, and
- Flexibility in implementation over the years based on continued monitoring of changes in enrollment and growth of the City

### Comprehensive Plan Implications

The LPS Master Plan examines not only the need for new schools, but renovation needs of older schools during the 10 year period. During the past decade alone, LPS has seen schools in older neighborhoods remain at or over capacity and has invested substantially in improvements and additions in these older schools. The Comprehensive Plan states on page F 144:

*“Lincoln Public Schools has made a substantial investment in renovating and improving existing schools throughout the Lincoln area. Between 1987 and June, 2000, LPS spent over \$64 million on improvements to 25 older elementary and middle schools (source: LPS letter, June 2000).”*

*Numerous schools that were 50 or more years old have received new additions such as a libraries/media centers, gymnasiums, or classrooms. LPS has also been actively removing asbestos and making improvements during renovations such as updating heating and cooling systems. This commitment to maintaining older schools is critical to maintaining the vitality of the surrounding neighborhoods. Schools continue to serve as the heart of many older neighborhoods.”*

The Comprehensive Plan already included the future Lincoln school sites on page F 143. There are some minor updates to this map as LPS has adjusted the locations and potential future use of a few of these potential school locations. All of the sites are within the Lincoln future service limit and serve future urban residential areas.

### Conclusion

The LPS Comprehensive District Master Plan is appropriate for inclusion in the Comprehensive Plan. The 10 year plan will serve as a guide to the City and to LPS as it annually develops renovation and construction plans. The LPS Master Plan as an approved component of the Comprehensive Plan will provide direction for future actions and serve as the basis for facilities planning and improvements.

Amend the Comprehensive Plan as follows:

1. Amend the text on in the Education section, page F 143 to 144 as follows:

“The Lincoln Public Schools (LPS) has opened two new high schools; ~~under development~~ Lincoln Southwest, at South 14th Street and Pine Lake Road, ~~will open~~ in the fall of 2002, and Lincoln North Star, near North 33rd and Folkways Boulevard, ~~will open~~ in the fall of 2003.

LPS currently owns property for ~~10~~ potential school sites that were acquired to support the future development shown in the City-County 1994 Comprehensive Plan. In addition, LPS owns 3 other sites between 84th and 98th Streets in the Stevens Creek drainage basin. Staff from LPS and City departments continue to work together to identifying potential schools sites that meet the needs of the present Plan.

In May 2003 LPS completed a 10 year master plan to address the space needs for renovation and new construction of facilities within the district. The generalized location of future school sites is shown in the “Future Lincoln School Sites” figure. LPS will use the Master Plan as a guide as it annually develops renovation and construction plans. The LPS Master Plan is adopted as approved component of the Comprehensive Plan and will provide direction for future actions and serve as the basis for facilities planning and improvements...

In the past few years, LPS has faced significant financial challenges in funding the operation of existing ~~their~~ schools. As the community grows, new elementary, secondary, and high schools will be needed during the planning period. Funding for new schools will be necessary in order to avoid overcrowding existing schools. Several elementary schools built within the past ten years are already at their capacity. With current legislative limits placed upon the building and site fund, the only alternative for funding is voter approved bonds.”

2. Amend the figure “Future Lincoln School Sites” in the Education section, page F 143 as shown on the following page.
3. Amend the list of adopted subarea plans on page F 156 to include:

New Subarea Plans:

“Lincoln Public Schools Comprehensive District Master Plan; May 2003”

Prepared by

Stephen Henrichsen, AICP  
Planning Department, (402) 441-6374: [shenrichsen@ci.lincoln.ne.us](mailto:shenrichsen@ci.lincoln.ne.us)

# COMPREHENSIVE PLAN AMENDMENT NO. 04003

## **PUBLIC HEARING BEFORE PLANNING COMMISSION:**

May 19, 2004

Members present: Carlson, Marvin, Taylor, Carroll, Krieser and Bills-Strand; Larson, Sunderman and Pearson absent.

Staff recommendation: Approval.

### Proponents

**1. Scott Wieskamp, Director of Facilities for LPS**, stated that the final report and executive summary of a Comprehensive District Master Plan was completed about a year ago and has been previously provided to the Planning Commissioners on cd. Lincoln Public Schools believes this study is an important part of the Lincoln-Lancaster County Comprehensive Plan.

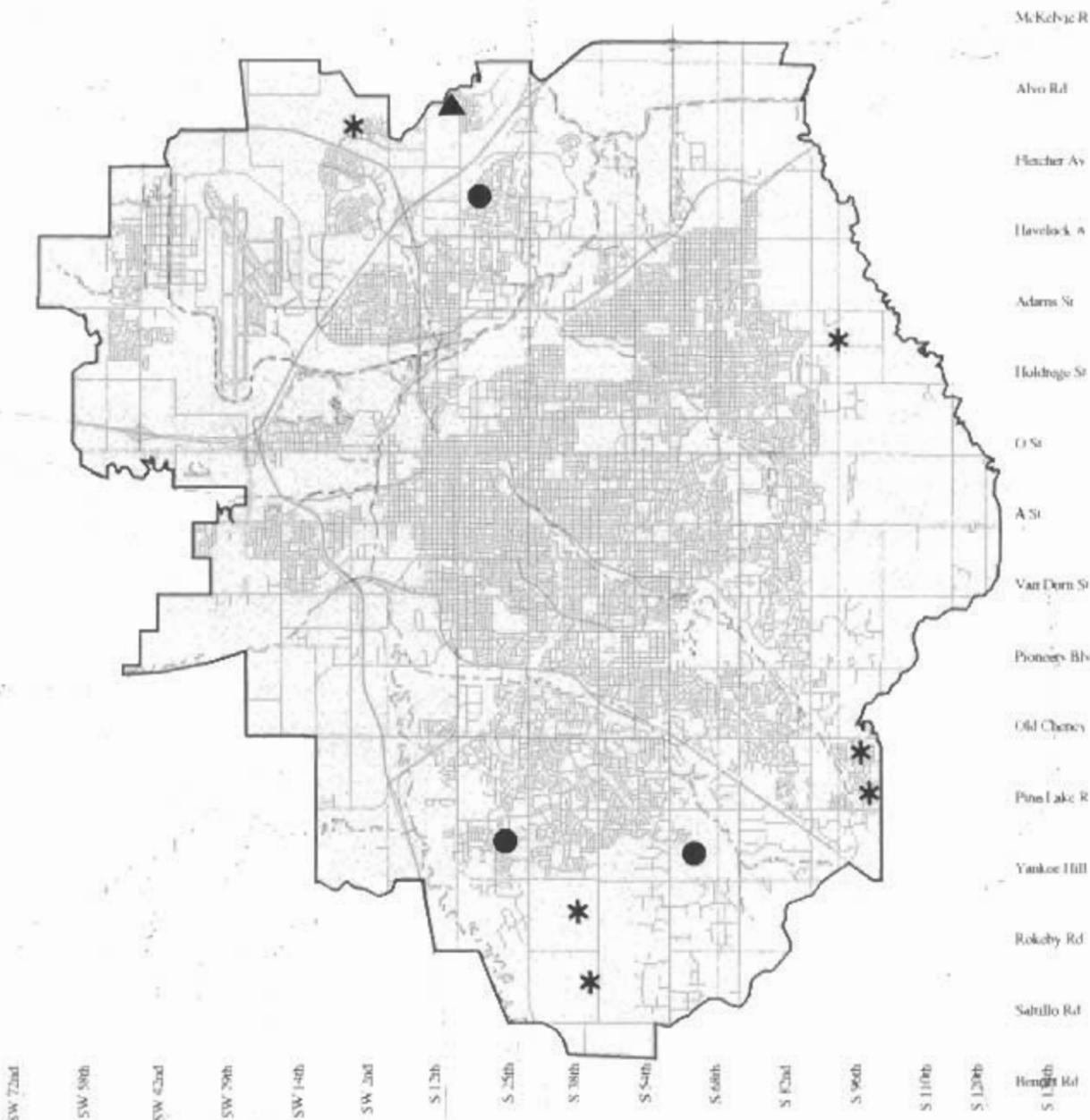
Marvin inquired as to the student population growth rate assumptions. Wieskamp did not have an answer but offered to provide the information.

There was no testimony in opposition.

## **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 19, 2004

Marvin moved approval, seconded by Krieser and carried 6-0: Carlson, Marvin, Taylor, Carroll, Krieser and Bills-Strand voting 'yes'; Larson, Sunderman and Pearson absent.



# Lincoln Future School Sites

## Proposed Amendment # 04003

- Future Elementary
- ▲ Future Middle
- \* Future School
- Future Service Limit





# Lincoln Public Schools

Custodial, Maintenance & Facilities Building • 800 South 24th • Lincoln, Nebraska 68510 • (402) 436-1072 • (Fax) 436-1557

April 23, 2004

Steve Henrichsen  
Planning Department  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: LINCOLN PUBLIC SCHOOLS  
COMPREHENSIVE PLAN AMENDMENT APPLICATION

Dear Steve;

As per your request, please find accompanying this letter, 25 diskettes containing the MGT of America, Inc. Comprehensive District Master Plan Development Final Report, dated May 27<sup>th</sup>, 2003, and Executive Summary, dated June 3<sup>rd</sup>, 2003 for your review and distribution.

I have had the opportunity to read the "draft" copy of your staff report that supports Lincoln Public Schools application for amendment to the Lincoln/Lancaster County Comprehensive Plan, and I must concur with your conclusion that this plan will be an appropriate tool for the City and School District to use as a guideline for developing annual renovation and construction plans, as well as providing direction for future actions regarding facilities planning and improvements.

Lincoln Public Schools continues to support the collaborative effort that we have established with the various departments within the City of Lincoln administrative team, and we appreciate their guidance and support as we collectively continue our pursuit to make Lincoln a better place to raise a family.

Thanks again for all of your support on this application process. If you should need any additional information, or have any questions, please feel free to give me a call.

Sincerely,

Scott Wieskamp  
Director of Facilities

Cc: Dennis Van Horn

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# Memorandum

April 7, 2004

TO: Steve Henrichsen, Planning

FR: Lynn Johnson, Parks and Recreation *Lynn Johnson*

RE: Review of Proposed 2004 Comprehensive Plan Amendments

The purpose of this memo to provide comments on behalf of the Parks and Recreation Department regarding proposed amendments to the Comprehensive Plan associated with the 2004 annual review.



Number 04003

We endorse the request of Lincoln Public Schools to include an Executive Summary of the MGT of America, Inc. Study along with additional master planning information in the Lincoln/Lancaster County Comprehensive Plan. This would assist in ongoing efforts toward coordinated planning for community facilities and infrastructure.

Number 04004

We endorse the proposed revisions to the Lincoln Area Current and Future Trails Network Map. In addition, we recommend that the future trail depicted along Sun Valley Boulevard between 'O' Street and Charleston Street be deleted as it duplicates the recently completed trail along the Salt Creek levee in the same area.

Number 04005

We recommend that:

- the corridor study at 98th and Highway 2 include a grade separated trail crossing over Highway 2, as identified on the Trails Network Plan;
- the corridor study of 56 and Highway 2 include consideration of a trail connection between the Highway 2 Trail, the Old Cheney Road Trail, and the Beal Slough Trail; and
- the corridor study at 13th and Highway 2 include consideration of a trail connection and westerly extension of the Highway 2 Trail.

Number 04009

The proposed acreage density (i.e., one dwelling unit per three acres) does not trigger the need for a neighborhood park in this area.

Number 04010

The proposed roadway connection to South 56th Street crosses a piece of publicly owned property dedicated to the City as "park/open space". It is recommended that the City Attorney be consulted to determine the legality of extending a road through this property. We have determined that the property is not needed for active recreation (e.g., neighborhood park), and is most suitable as open space along Beal Slough.

Number 04011

There is not a neighborhood park within walking distance (i.e., approximately ½ mile) of the area proposed for urban residential



# Memo

**To:** Stephen Henrichsen - Planning  
**From:** Nick McElvain - LWS  
**Date:** March 3, 2004  
**Subject:** Comp Plan Amendment 02004

LWS has the following comments on the proposed amendments as follows:

- 4003 LPS Master Plan - No specific sites were shown, therefore LWS has no comment regarding when or how those sites could be served.
- 4004 Trails Network - LWS has no comment.
- 4005 2025 Road Improvements - LWS has no comment.
- 4006 County Future Road Improvements - As LWS seeks to serve growth areas contained in the Comp Plan, and funding for all of the necessary street improvements is uncertain, it is necessary to obtain full ROW widths early in the process, so that the water mains can be located at such a location that future taps will have the least disruption to the new paving and the traveling public.
- 4007 Category 3 Saline Wetlands - LWS has no comment.
- 4008 Update Acreage - LWS has no comment.
- 4009 S. 134<sup>th</sup> & "A" - This proposal is beyond proposed 25 year LWS service area.
- 4010 S. 66<sup>th</sup> & Highway 2 - A 12" main should be extend through this area to provide adequate service and fire protection. The exact alignment will be determined based on the final layout of the site.
- 4011 S. 84<sup>th</sup> & Highway 2 - A 12" main should be build in Amber Hill Road to provide adequate service and fire protection to this area. The distribution main in S 84<sup>th</sup> is under contract for construction this year.
- 4012 N. 84<sup>th</sup> & Adams - A 16" main from 81<sup>st</sup> to 87<sup>th</sup> is necessary to provide adequate service and fire protection to this area. This main is schedule for FYE 2007 in the current CIP.
- 4013 NW 12<sup>th</sup> & Highway 34 - A 16" main from NW12 to NW 20<sup>th</sup> is shown in the LWS Master Plan to serve this area from the Northwest Pressure District. This main is not shown in the current CIP.
- 4014 NW 70<sup>th</sup> & W. Superior - All of the comments contained in the May 22, 2002 memo from Duncan Ross to the City Council are still applicable to this area. In summary, the areas of the proposed development above elevation 1280 cannot be served by the existing system and would require a booster pump. The required 16" mains would be built in the CIP. The 12" mains would be built along with the developments, and would be subsidized by the City. None of these improvements are in the current CIP.